

Consultation Response from KC Waste Strategy (Refuse & Cleansing)		
PA no. & address: 2021/93270 Land at, Station Road, Skelmanthorpe, Huddersfield, HD8 9BA		
Proposal: Discharge of conditions 3 (construction management), 4 (temporary drainage), 5 (temporary waste arrangements), 7 (adoptable roads), 12 (waste storage and collection), 13 (tree protection), 14 (units 23 and 24 revisions), 16 (detailed drainage scheme), 17 (phase II report), 18 (remediation strategy), 23 (materials) and 31 (vegetation removal) of previous permission 2019/91657 for erection of 30 dwellings		
Date Responded: 09/09/2021	Responding Officer: Carol Oakden	Responding Ref: WPN-21-017
NOTES/COMMENTS: The following comments are made without prejudice and purely from the point of view of the Waste Collection Authority in relation to condition 5 (temporary waste arrangements) and condition 12 (waste storage and collection). Condition 5: The applicant has split the site into 2 phases for temporary waste collection. The first phase plan shows a single collection point close to Station Road and the phase 2 plan suggests a single collection point halfway down the access road. These may be acceptable locations for waste collection. However, this condition is intended to allow the assessment of the site once building work is underway, so that the Authority can agree practical and realistic temporary waste collection arrangements with the developer based on the condition of the site access and the location of plots to be first occupied. This should allow for any issues to be identified on the ground by operational staff. The condition cannot be discharged, therefore, until the site is underway and can be inspected with the applicant/developer accordingly. It is requested that the applicant contacts the Authority by email (waste.planning@kirklees.gov.uk) to arrange a site meeting once this stage has been reached. The outcome of this meeting can then be documented for the discharge of the condition. Condition 12: The applicant has submitted drawing number 1902-S1-04RevC (site layout plan) in response to this condition. However, the plan does not comprehensively show waste storage or collection information and therefore does not meet the requirements of the condition. This plan also appears to show some collection points in the same location as trees on the presentation layout approved with the original application (drawing number 1902-S1-06RevF) – for example outside plots 19 to 22. Further evidence is required to show where practical bin storage and presentation points can be located for each plot, addressing the following issues: • Plots 1 to 7 – it is not clear if these residents will present their bins to the front or to the rear, and where their storage will be in relation to this. Collections from the rear will require a communal presentation point at the accessible end of the shared driveway. Collections to the front will in turn require storage to the front and this will need screening to help prevent unauthorised use and to reduce visual impact.		

- Plots 8 to 12 have accessible rear gardens for storage (with the exception of plot 12 which has no gate?) but limited space to the front for collection. These plots need an accessible communal presentation point located close to the adopted access road without causing obstruction.
- Plots 13 to 18 have similarly difficult access and storage potential, and bins are likely to be stored to the front, blocking parking or in front of windows and causing unsightly bin blight in the street and potential for unauthorised use.
- Plots 19 to 22 look to have collection points indicated to the front but rear gardens for these plots are accessed up/down multiple steps – bins will need to be stored to the front of these properties without causing bin blight in the streetscene. It is not clear where this will be possible without blocking driveways or being in front of windows.
- Plots 23 to 25 have stepped access to the rear gardens and limited space to the front for the storage of bins.
- Plots 26 to 30 appear to have level, private rear gardens suitable for bin storage along with private driveways for collection.

Without clearer intentions for bin storage and collections, it is likely that waste will become an issue for residents and collection crews, attracting complaints to the Authority, bin blight in the street, unauthorised bin use and potentially theft/damage to bins. There will be little opportunity to properly solve the issues once the site is built.

In conclusion, conditions 5 and 12 cannot yet be discharged to the satisfaction of the Waste Collection Authority.